

Memorandum



CITY OF DALLAS

DATE October 3, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item: October 8, 2025, File 25-2564A -
Renovation and Expansion of Preston Royal Branch Library**

On October 8, 2025, the Office of Bond and Construction Management (BCM) will submit Agenda Item 25-2564A for City Council consideration to authorize a professional services contract with LPA, Inc. for architectural, design, engineering, bid advertisement, construction administration and warranty support services for renovation and expansion of Preston Royal Branch Library located at 5626 Royal Lane, in an amount not to exceed \$1,041,500.00.

Background

On May 12, 2010, the City Council authorized acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from The Korean Young NAK Presbyterian Church (P.C.A.) of Dallas, Inc. of approximately 150,702 square feet of land located near the intersection of Forest Lane and Nuestra Drive for the Preston Royal Branch Library Project with 2006 General Obligation Bond Funds by Resolution No. 10-1220. In 2019, the City Council determined that the land was no longer needed for municipal purposes and should be sold.

On April 10, 2019, the City Council rejected a high bid that did not meet the minimum price and directed that the property be re-advertised for sale with options for closing extensions. The land was later sold at public auction, with proceeds first used to reimburse the City for related costs by Resolution No. 19-0506. The remaining balance was transferred to the 2006 Bond Program Proposition 4 (Libraries) for the future renovation of the Preston Royal Branch Library.

As part of 2024 Bond election, the voters of Dallas approved Proposition "D," which provided funding for Library Facilities, including the design and renovation of the Preston Royal Branch Library at 5626 Royal Lane. The combination of prior land sale proceeds and newly authorized bond funding will allow the City to move forward with planned improvements to the facility, enhancing library services and supporting the needs of the surrounding community.

LPA, Inc. was selected following a two-step qualifications-based selection process in accordance with the City of Dallas and the State of Texas procurement guidelines.

This project is aligned with the Library's Strategic Plan and deliivers on our Bond Program commitments. If you have any questions or would like additional information, please contact me or the Director of the Office of Bond and Construction Management, Jenny

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Nicewander, P.E., at jennifer.nicewander@dallas.gov, Efrain Trejo, Assistant Director at efrain.trejo@dallas.gov or Manya Shorr, Library Director at Manya.Shorr@dallas.gov .

Service First, Now!



Dev Rastogi
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors